

CITY OF SAN ANTONIO
Board of Adjustment Agenda

Board Room

First Floor, Development Business Services Center
1901 S. Alamo

September 20, 2004
Monday, 1:00 P.M.

Board of Adjustment Board Members

Vacant	District 1	Vacant	District Mayor
Oscar Williams	District 2	Yolanda Arellano	District 7
Jesse F. Jenkins	District 3	Abraham (Abe) Ramirez	District 8
Joseph M. Tinti	District 4	Mike Villyard	District 9
Jesse Zuniga, Jr.	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

1. 1:00 P.M. Public Hearing called to order by the BOA Chairman
2. Roll Call
3. Invocation
4. Scheduled Case:
5. **CASE NO. A-04-038PP** Earl & Associates, P.C.
The south irregular 452.45 feet of the north irregular 702.1 feet of Lot 13B & the W 5.51' of Lots 14 and 16, Block 1, NCB 8251; 330 Mayberry
The south irregular 459.41 feet of Lot 12 & the south irregular 362.49 feet of the north 612.49 feet of the west 204.27 feet of Lot 13, Block 1, NCB 8251; 330 Mayberry
Lots 1 through 4, Block 4, NCB 16073; 300 Minipark Lane
(*City Council 5*)
6. **CASE NO. A-04-117** Volunteers of America, Texas (John Lee Felgar, V.P)
represented by J.A. (Tony) Saucedo, Jr. of San Antonio
Design Group, Inc., 8503 & 8527 Huebner
(*City Council 7*)
7. **CASE NO. A-04-118** Robert Saenz, Jr., 2016 Ruiz
(*City Council 5*)
8. **CASE NO. A-04-119** Ruben Hernandez, 6247 Broadmeadow
(*City Council 8*)
9. **CASE NO. A-04-120** Manuela Rodriguez, 322 Lemur
(*City Council 1*)
10. **CASE NO. A-04-121** John K. Cortez, Pastor, represented by Arthur G. Vega, Law
Office of Arthur G. Vega, 2922 Vance Jackson (*City Council 1*)

11. **CASE NO. A-04-122** Silvia S. Hernandez, 319 N. Pine Street (*City Council 2*)
12. **CASE NO. A-04-123** Steven J. Trevino, 625 W. French, (*City Council 1*)
13. **CASE NO. A-04-124** Adam Clements, 22703 Steeple Bluff, (*City Council1*)
14. Staff report regarding CASE NO. A-04-081
15. **Executive Session:** consultation on Attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
16. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at: www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

September 20, 2004

CASE NO. A-04-038PP

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 20, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Earl & Associates, P.C.

S Irr 452.45' of N Irr 702.1' of Lot 13B & the W 5.51' of Lot 14 and 16, Block 1, NCB 8251 330 Mayberry

S Irr 459.41' of Lot 12 & the S Irr 362.49' of N 612.49' of W 204.27' of Lot 13, Block 1, NCB 8251 330 Mayberry

Lot 1 thru 4, Block 4, NCB 16073 300 Minipark Lane

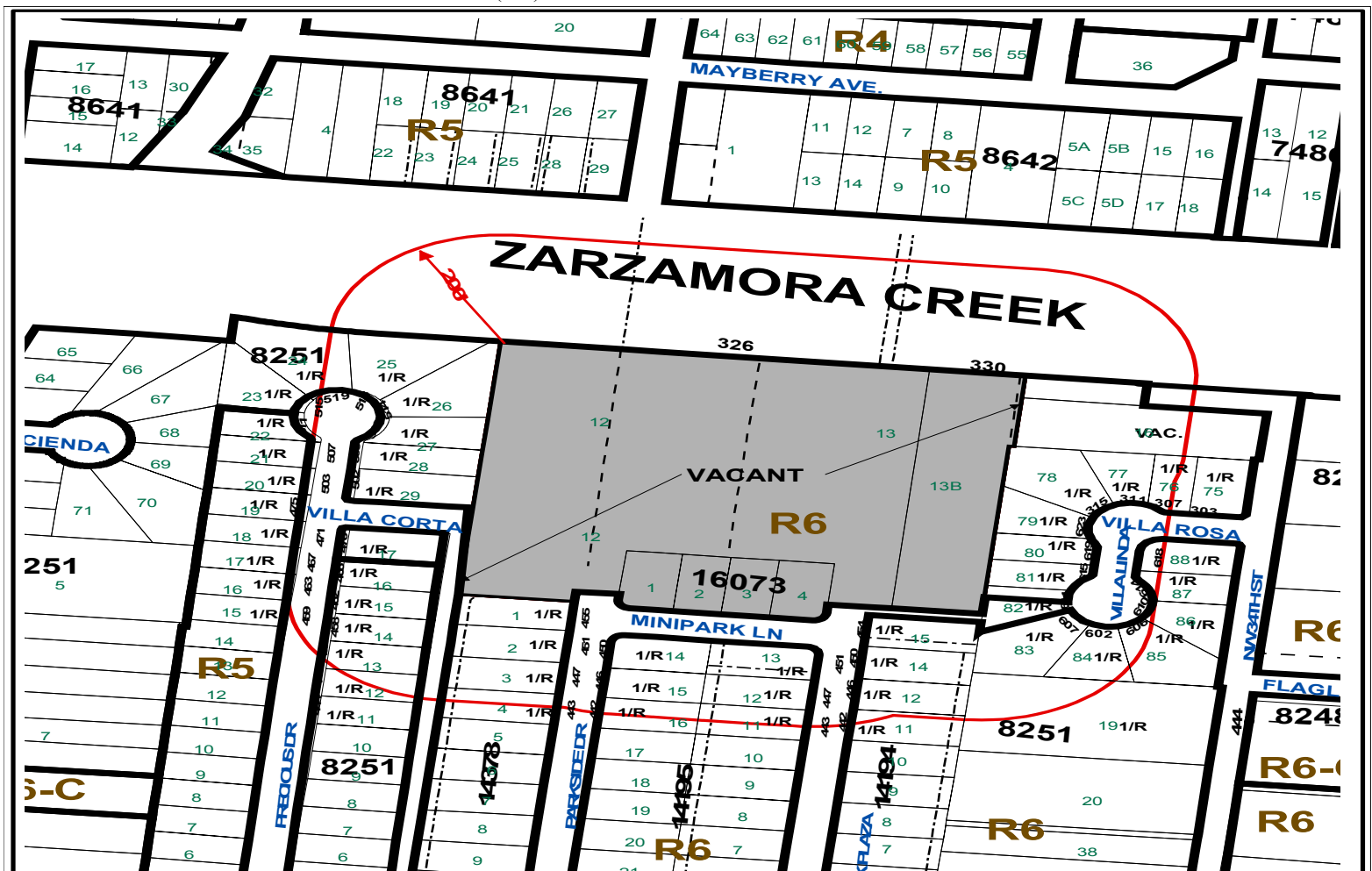
Zoned: "R-6" Residential Single-Family District

The applicant is appealing the Director of the Department of Development Services decision to deny non-conforming rights.

The Development Services Department could not issue a permit because of Section 35-801(g)

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THIS ENCLOSED NOTICE BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



BOARD OF ADJUSTMENT

September 20, 2004

CASE NO. A-04-117

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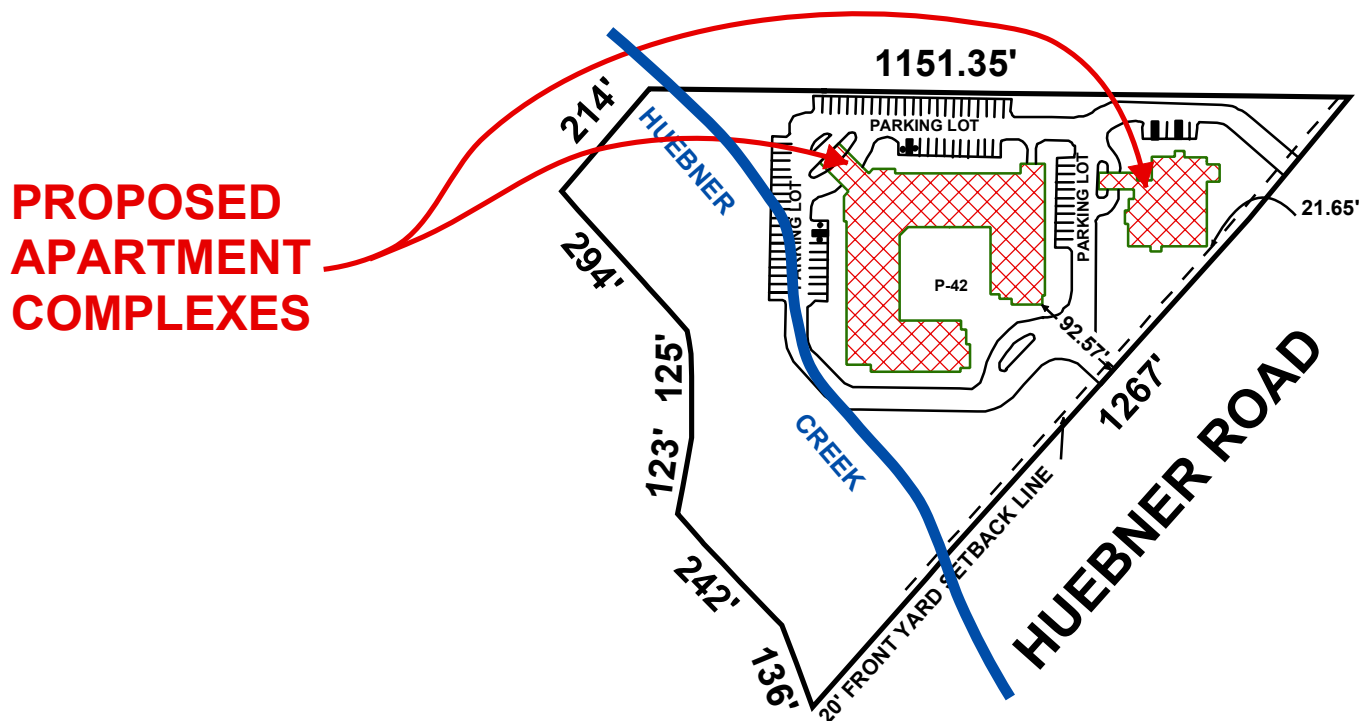
Volunteers Of America, Texas
P-42, NCB 14618
8503 & 8527 Huebner Road
Zoned: "C-1" Commercial District

The applicant requests a variance to build a structure with a 21.65 front yard setback.

The Development Services Department could not issue a permit because of Section 35-310.01(b) requires a maximum front setback of 20'.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan
A-04-117

Produced by the City of
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in cooperation with Development
Services Department

BOARD OF ADJUSTMENT

September 20, 2004

CASE NO. A-04-118

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 20, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

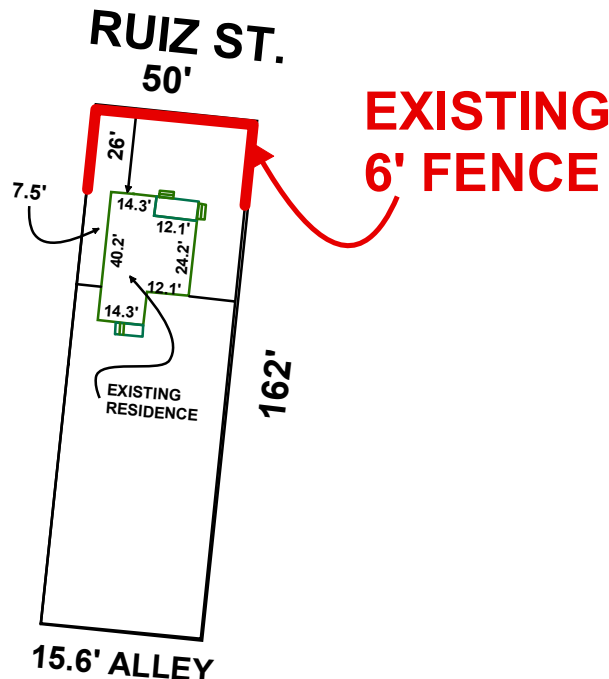
Robert Saenz, Jr.
Lot 12, Block 3, NCB 2196
2016 Ruiz Street
Zoned: "C-2" Commercial District

The applicant requests a variance to keep an existing 6' fence within the front yard setback.

The Development Services Department could not issue a permit because of Section 35-514(c) (1) requires a maximum fence height of 4'.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan
A-04-118

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BOARD OF ADJUSTMENT

September 20, 2004

CASE NO. A-04-119

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 20, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

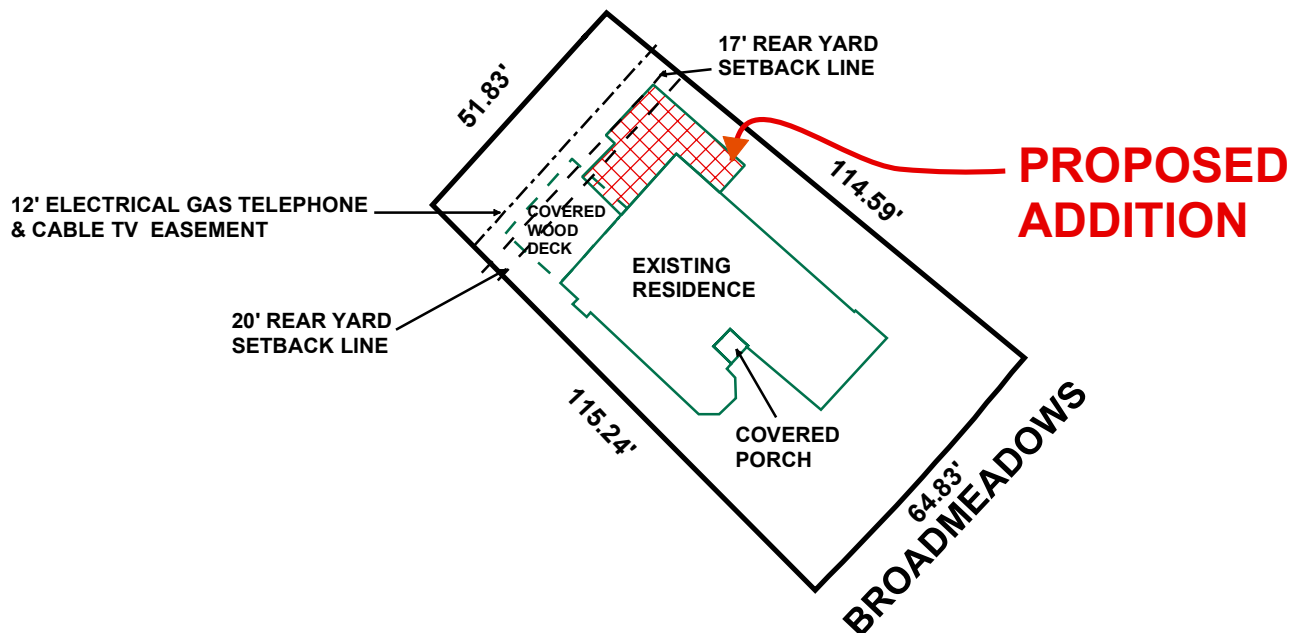
Ruben Hernandez
Lot 49, Block 2, NCB 17342
6247 Broadmeadow
Zoned: "R-5" Residential Single-Family District

The applicant requests a variance to add to an existing structure with a 17' rear yard setback.

The Development Services Department could not issue a permit because of Section 35-310.01(b) requires a 20' rear yard setback.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan
A-04-119

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BOARD OF ADJUSTMENT

September 20, 2004

CASE NO. A-04-120

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 20, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

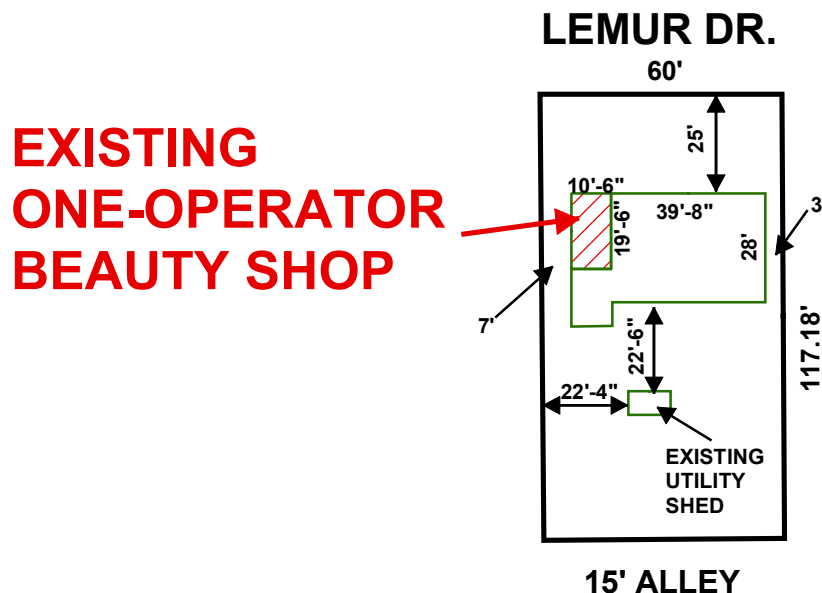
Manuela Rodriguez
Lot 6, Block 14, NCB 10195
322 Lemur Drive
Zoned: "R-4" Residential Single-Family District

The applicant requests renewal of a Special Exception to continue operation of a one(1) operator beauty shop in a residential area.

The Development Services Department could not issue a permit because of Section 35-375 gives only the Board of Adjustment authority to hear and decide Special Exceptions. The proposed hours of operation will remain Wednesday thru Friday from 8AM to 4PM.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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PLOT PLAN
A-04-120

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BOARD OF ADJUSTMENT

September 20, 2004

CASE NO. A-04-121

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 20, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

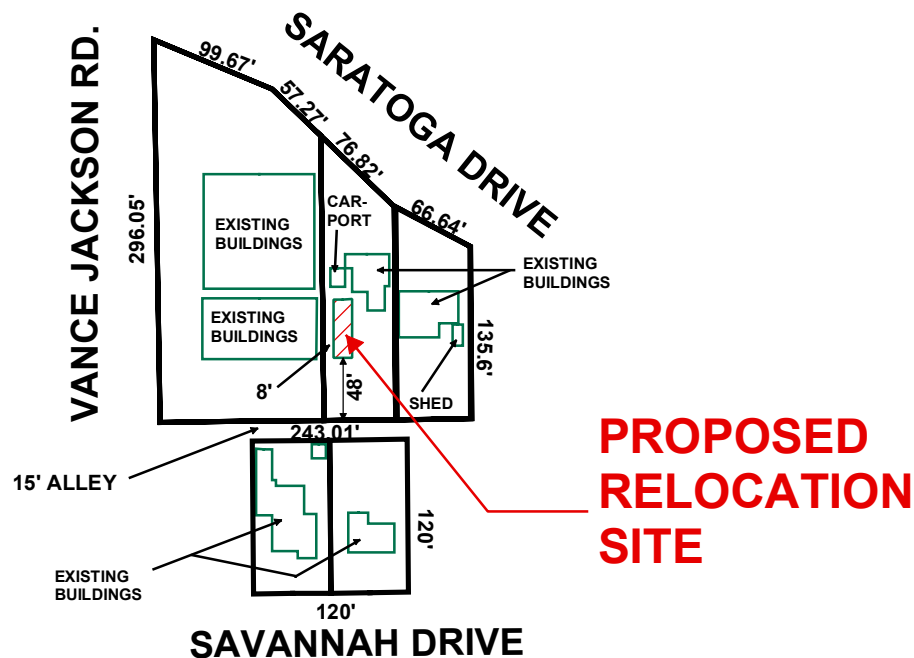
John K. Cortez, Pastor
Lots 2,3,16,17,18,19, Block 9, NCB 10172
2922 Vance Jackson Road
Zoned: "R-4" Residential Single-Family District

The applicant requests a Special Exception to keep a structure that was relocated to 2922 Vance Jackson Road.

The Development Services Department could not issue a permit because of Section 35-389 gives only the Board of Adjustment the authority to grant this Special Exception.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter.

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**Plot Plan
A-04-121**

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BOARD OF ADJUSTMENT

September 20, 2004

CASE NO. A-04-122

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 20, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Silvia S. Hernandez

S 50' of Lot 4 and S 50' of the E 19' of Lot 5, Block 1, NCB 585

319 North Pine Street

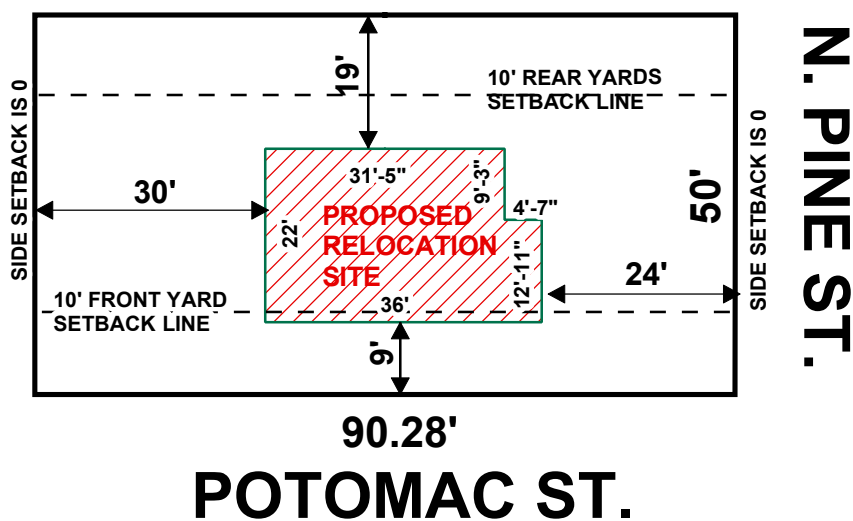
Zoned: "RM-4 H" Historic Residential Mix District

The applicant requests a Special Exception to relocate a structure from 221 North Pine Street to 319 North Pine Street and a variance to place this structure 9' from the front yard setback.

The Development Services Department could not issue a permit because of Section 35-389 gives only the Board of Adjustment the authority to grant this Special Exception and Section 35-310.01(b) requires a 10' front yard setback.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter.

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A-04-122

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BOARD OF ADJUSTMENT

September 20, 2004

CASE NO. A-04-123

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 20, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Steven J. Trevino

Lot 11, Block 9, NCB 1879

625 West French Place

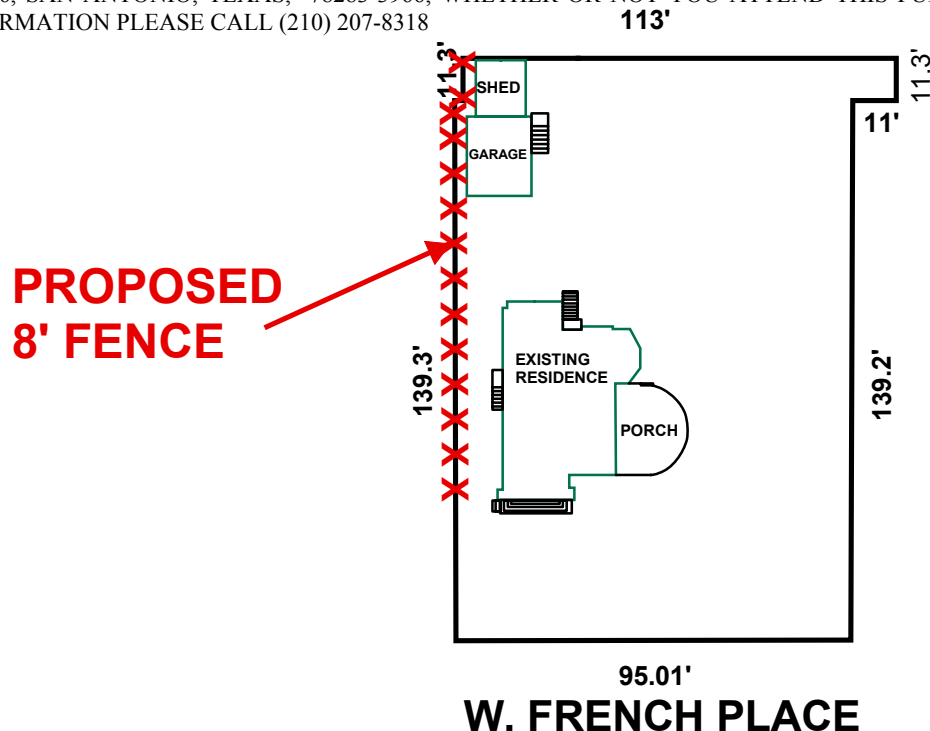
Zoned: "R-6 HS NCD-2" Historical Significance Residential Single-Family
Neighborhood Conservation District 2.

The applicant requests a variance to erect an 8' fence along the west property line.

The Development Services Department could not issue a permit because of Section 35-514 (c)(1) requires a maximum fence height of 6'.

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BOARD OF ADJUSTMENT

September 20, 2004

CASE NO. A-04-124

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 20, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Adam Clements

Lot 51, Block 1, NCB 34729A

22703 Steeple Bluff Road

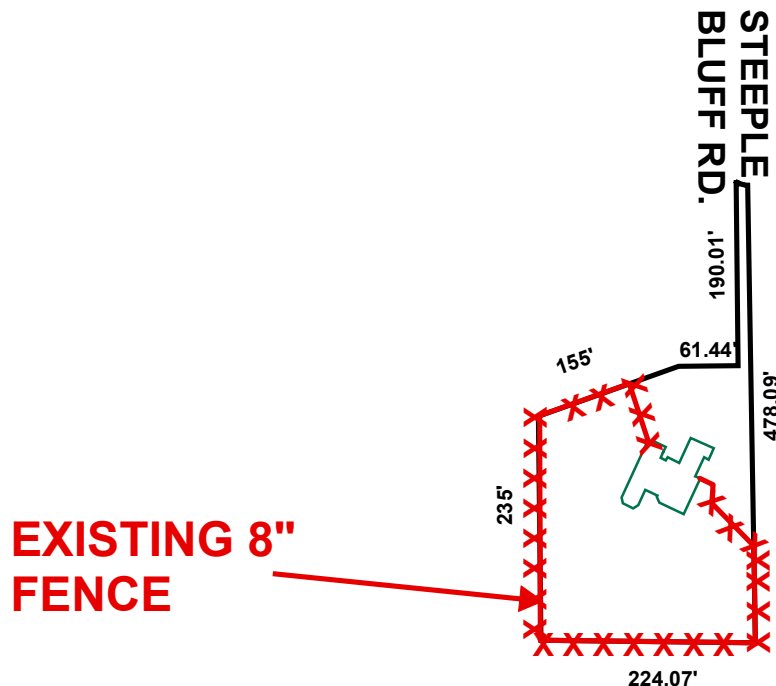
Zoned: "R-6 PUD" Residential Single-Family Planned Unit Development District

The applicant requests a variance to keep an existing 8' fence within the rear yard setbacks.

The Development Services Department could not issue a permit because of Section 35-514 (c)(1) requires a maximum fence height of 6'.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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A-04-124

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